



ORDINANCE NO. 1421

AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AS HERETOFORE AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT FOR A NON-DRIVE-IN RESTAURANT WITHOUT OUTSIDE SALES WINDOW IN A PD-22 (LI) ZONING DISTRICT; PROVIDING FOR CONDITIONS OF OPERATION; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO HUNDRED (\$200.00) DOLLARS FOR EACH OFFENSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR INJUNCTIVE RELIEF; AND DECLARING AN EMERGENCY.

Whereas, the City Planning Commission of the City of Farmers Branch and the governing body of the City of Farmers Branch, in compliance with the Charter of the City of Farmers Branch, and the State Law with reference to the granting of changes of zoning under the Zoning Ordinance Regulations and Zoning Map, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all the property owners generally, and to the persons interested and situated in the affected area and in the vicinity thereof, the governing body of the City of Farmers Branch is of the opinion that said change in zoning uses should be made;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS:

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Farmers Branch, Texas, be, and the same is hereby amended by amending

the Zoning Map of the City of Farmers Branch so as to grant a specific use permit for a non-drive-in restaurant without outside sales window in the PD-22 (LI) zoning district.

SECTION 2. That the non-drive-in restaurant without outside sales window shall be located within the property designated as and more specifically located as follows: One restaurant to be located at 1601 LBJ Freeway in the PD-22 (LI) zoning district.

SECTION 3. That the restaurant shall be operated in accordance with the information shown on Exhibit "A".

SECTION 4. That the above described property shall be used only in the manner and for the purpose provided by the Comprehensive Zoning Ordinance of the City of Farmers Branch as herein amended and by the granting of a specific use permit for a non-drive-in restaurant without outside sales window in the PD-22 (LI) zoning district.

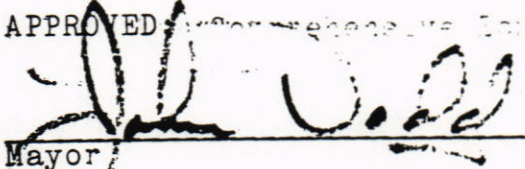
SECTION 5. That any person, firm, or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Farmers Branch, and upon conviction shall be punished by a fine not to exceed the sum of Two Hundred Dollars (\$200.00) for each offense.

SECTION 6. If any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

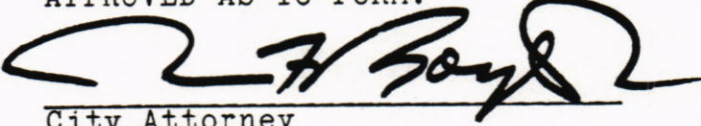
SECTION 7. In addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.

SECTION 8. Whereas, it appears that the above described property requires that it be given the specific use permit in order to permit its proper use and development, and in order to protect the public interest, comfort and general welfare of the City of Farmers Branch, creates an urgency and an emergency in the preservation of the public health, safety and welfare and requires that this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance, as the law in such cases provides.

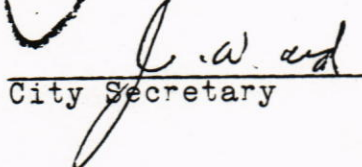
DULY PASSED by the City Council of the City of Farmers Branch, Texas, on this the 17th day of January, 1983 .

APPROVED:  _____
Mayor

APPROVED AS TO FORM:


City Attorney

ATTEST:


City Secretary



Cadillac
Fairview

December 7, 1982

Park West
Building E-1
Description of Operation
for
Proposed Restaurant

The restaurant is proposed to meet the food service needs of the Park West office building. It is designed to provide a convenient, good quality breakfast and lunch to tenants of the building and their clients who do not desire to travel by automobile to eat lunch.

The restaurant is proposed to be located on the first floor of office building E-1. It will occupy a total of 2,167 square feet with 850 square feet devoted to food preparation and serving area and 1,317 square feet devoted to seating. The restaurant will seat a total of 67 people. It will have a staff of 3 to 4 employees.

Hours of operation will be from 7:00 AM to 7:00 PM. It will operate five days per week, Monday thru Friday. The restaurant will be closed on all holidays when the office building is closed.

Food preparation will be limited to sandwiches, soups, salads, and items that can be prepared using a microwave oven, convection oven or steam table. There is no plan to use equipment that requires venting to the outside or that requires the disposal of grease.

The breakfast menu will consist of coffee, tea, juice, milk, fruit, cereal and bakery products.

The lunch menu will consist of sandwiches, soups, salads, and one or two hot entrees.

In the evening, hors d'oeuvres will be served.

EXHIBIT "A"

Cadillac Fairview Urban Development, Inc.
1509 LBJ Freeway Dallas, Texas 75234 214/484-3000
a subsidiary of The Cadillac Fairview Corporation Limited

INFORMATION SUBMITTED BY APPLICANT

Michael R. Truitt
DEVELOPMENT OFFICER
C.F. LBJ PROPERTIES, INC.

"A"